

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning – Proddatur Municipality – Certain variation to the Master Plan - Change of land use of the land from Residential use zone to General Commercial use zone in Sy.Nos.563 and 564 of Proddatur Village and 151-2, 153-1 and 154-1 of Modamipalli Village to an extent of 80 cents in Proddatur Municipality - Draft Variation - Confirmation – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 226

Dated: 21/06/2012.

Read the following:-

- 1) G.O.Ms.No.73 MA., dated: 17.02.1989.
- 2) From the Director of Town and Country Planning, Hyderabad Lr.Roc.No.207/2007/A, dated 29.03.2007.
- 3) Govt. Memo No.7421/H1/2007-1, dated 13.07.2007.
- 4) Commissioner of Printing, A.P. Extraordinary Gazette No.412, Part-I, dt:17.07.2007.
- 5) From the Director of Town and Country Planning, Hyderabad, Letter Roc.No:8439/2011/A, dt. 12.12.2011.
- 6) Govt. Memo No.7421/H1/2007 date 22.3.2012
- 7) From the Director of Town and Country Planning, Hyderabad, Letter Roc.No:8439/2011/A, dt.18.5.2012

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ORDER:

The draft variation to the Proddatur General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.73 MA., dated: 17.02.1989 was issued in Government Memo. No.7421/H1/2007-1, Municipal Administration & Urban Development Department, dated:13.07.2007 and published in the Extraordinary issue of A.P. Gazette No. 412, Part-I, dated: 17.07.2007, No objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in his letter dt:12.12.2011 has informed that the applicant has paid an amount of Rs.1,07,740/- (Rupees One lakh seven thousand seven hundred and forty only) towards development / conversion charges as per G.O. Ms.No.158 MA., dated 22-03-1996. The DTCP in his letter Dt.18.5.2012 has furnished GTP NO.7/2007/A. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To
The Commissioner of Printing, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Ananthapur.
The Municipal Commissioner, Proddatur Municipality, Kadapa District.

Copy to:

The individual through the Municipal Commissioner, Proddatur Municipality, Kadapa District.
The District Collector, Kadapa District.
SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

APPENDIX

NOTIFICATION

The following draft variation to the Proddatur General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 73 MA., dated 17.2.1989, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-22.

Draft Variation

The site in Sy.Nos. 563 and 564 of Proddatur Village and 151-2, 153-1 and 154-1 of Modamipalli Village, Proddatur Municipality to an extent of 80 cents in the boundaries of which are as shown in the schedule here and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Proddatur Town sanctioned in G.O.Ms.No. 73 MA., dated 17.2.1989 is designated for General Commercial use zone by variation of change of land use as the Council resolved vide CR.No.249, dated 30.06.2006. The proposed site is marked "A,B,C,D,E,F&G" as shown in the revised part proposed land use map bearing GTP No.07/2007/A which is available in Municipal Office, Proddatur Town. **Subject to the following conditions;**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall hand over the site area to an extent of 140.00 Sq.Mtrs. affected in the proposed 80 feet wide Master Plan road on Eastern side of the site under reference and also hand over the site area of 121.00 Sq.Mtrs., affected in widening of existing 10.00 Mtrs. wide road on Western side of the site under reference to the Proddatur Municipality on free of cost through registered gift deed while obtaining development permission from the local body.

8. The applicant shall pay the 10% of open space charges as per the registered value and betterment charges as per the rules.
9. The applicant shall obtain necessary permission from the competent authority before development of the site under reference.
10. The applicant shall obtain Land Conversion Certificate from the Revenue Department and submit to Municipal Commissioner, Proddatur Municipality along with building proposals.

Schedule of Boundaries

North : Site belongs to Vendors.

East : Murali Yadav's Property, APSRTC compound wall and proposed 80'-0" wide Master Plan road.

South : 100'-0" wide existing Mudukur Master Plan road.

West : 10.00 Mtrs. wide existing road (proposed to be widened to 12.20 Mtrs.)

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SECTION OFFICER